

Owner

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jkutrubes@yahoo.com

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6201 So. Hudson Court  
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(303) 333-1105  
Contact: Ben Waldman  
ben@lscdenver.com

Surveyor:

AAA Surveying Services, LLC  
P.O. Box 2055  
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(303) 519-7015  
Contact: Rich Heinz  
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Project Concept

This Planned Unit Development ("PUD"), known as Mountain Vistas is a planned residential community that encompasses approximately 55.2 acres. This Outline Development Plan ("ODP") also encompasses the same area. The property consists of portions of Sections 3, 4, 9, and 10, Township 2 North, Range 67 West of the 6th P.M., and portions of Sections 33 and 34, Township 3 North, Range 67 West of the 6th P.M., generally located south of Zinnia Street, and west of Locust Street. There are three potential vehicular entrances into the community: one from Zinnia Street, and two from Locust Street. The proposed entrances are planned to be further identified through enhanced signage and landscape treatments (with the planned commercial uses be developed at the corner of Zinnia and Locust, one or more additional right-in-right-out access points may be provided).

The Mountain Vistas development is zoned PUD, with the ODP establishing a Mixed Use (MU) land use category, and a small area of Residential Estate ("R-A") land use. The R-A category is limited to one residential unit at .55 dwelling units per acre. The MU category proposes to allow a mix of commercial or residential uses. The intent is for any such commercial uses or higher density residential uses to be oriented toward the intersection of Zinnia Street and Locust Street, with densities eventually transitioning to single family residential uses to the southwestern portion of the property. Mixed use development shall not be allowed to occur in a "hop-scotch" manner within the property. Mixed used development is intended to allow a variety of residential housing types and densities and assure sensitive, compatible use, scale, and operational transitions to neighboring uses. Should such mixed use development occur, it is intended to integrate two or more principal land uses, such as commercial, office, civic, or residential uses with a strong pedestrian orientation. The mix of uses may be combined in a vertical mixed use building(s) or combined in separate buildings located on one property. This district is intended to accommodate development of a neighborhood scaled mixed use center. Neighborhood commercial uses should provide personal and professional services, and retail goods for. Uses in the Mixed Use area may include a combination of Residential A, B and C, and Neighborhood Center uses, as defined in the Firestone Development Regulations. Examples of this land use type include convenience stores, grocery stores, branch banks, branch post offices, dry cleaners, video stores, travel agencies and small medical offices.

The MU category will allow a maximum of 3.23 dwelling units per acre (which would yield a maximum of 119 residential dwelling units), and a maximum non-residential density of .053:1 FAR (which would yield a maximum of 85,000 square feet of building area). At a minimum 20,000 square feet of mixed-use non-residential building area shall be developed as described above. The maximum FAR for any individual use is .3:1. The uses allowed in the MU category and other requirements are as defined specifically in the Firestone Development Regulations for the NC, R-A, R-B, and R-C land use categories, as may be amended from time to time.

In addition to these primary land use categories, Mountain Vistas will incorporate additional open space areas throughout the development. These areas shall include regional trail corridors and associated open space areas, and detention areas. The intent is for these to be located within the development areas to provide an easily accessible trails and open space areas to serve both residential and any non-residential areas. It is proposed that all or a portion of these open space areas and trail corridors may potentially satisfy the approximate 4.0 acre public land dedication (PLD) requirement for this property for park and open space areas. The potential final location of any public land dedication will be determined through the development plan and plat processes as determined by the Planning Commission and the Town Board of Trustees pursuant to the Firestone Municipal Code ("Code").

Pedestrian connectivity will be provided for throughout the development. Cul-de-sacs if adjacent to open space areas will provide for pedestrian access to these areas and enhance the visual connection to open space areas. Maintenance responsibilities for such open space corridors and trail facilities will be determined through the development plan and plat processes.

Architecture, signs, fencing and other design elements will be integrated into a common theme, creating a strong positive sense of community.

Regional Impacts

The property is within the Town's Urban Growth Boundary. The Mountain Vistas property and its proposed mixed use and residential densities are generally consistent with the Firestone Master Plan. Future surrounding land uses within Firestone include the Homestead At Firestone subdivision (PUD Residential) to the west and the Vogl North & Vogl South subdivisions (PUD Residential) located to the southwest of the site. Other surrounding lands are currently zoned A Agriculture in Weld County.

Mountain Vistas is expected to be of a compatible nature to the future adjacent developments to be located within Firestone. Mountain Vistas potential mixed use development will create transitional uses, densities and/or buffers to the developments that surround it. It will also add to the diversity of housing options in this area and provide park, open space and trail connections.

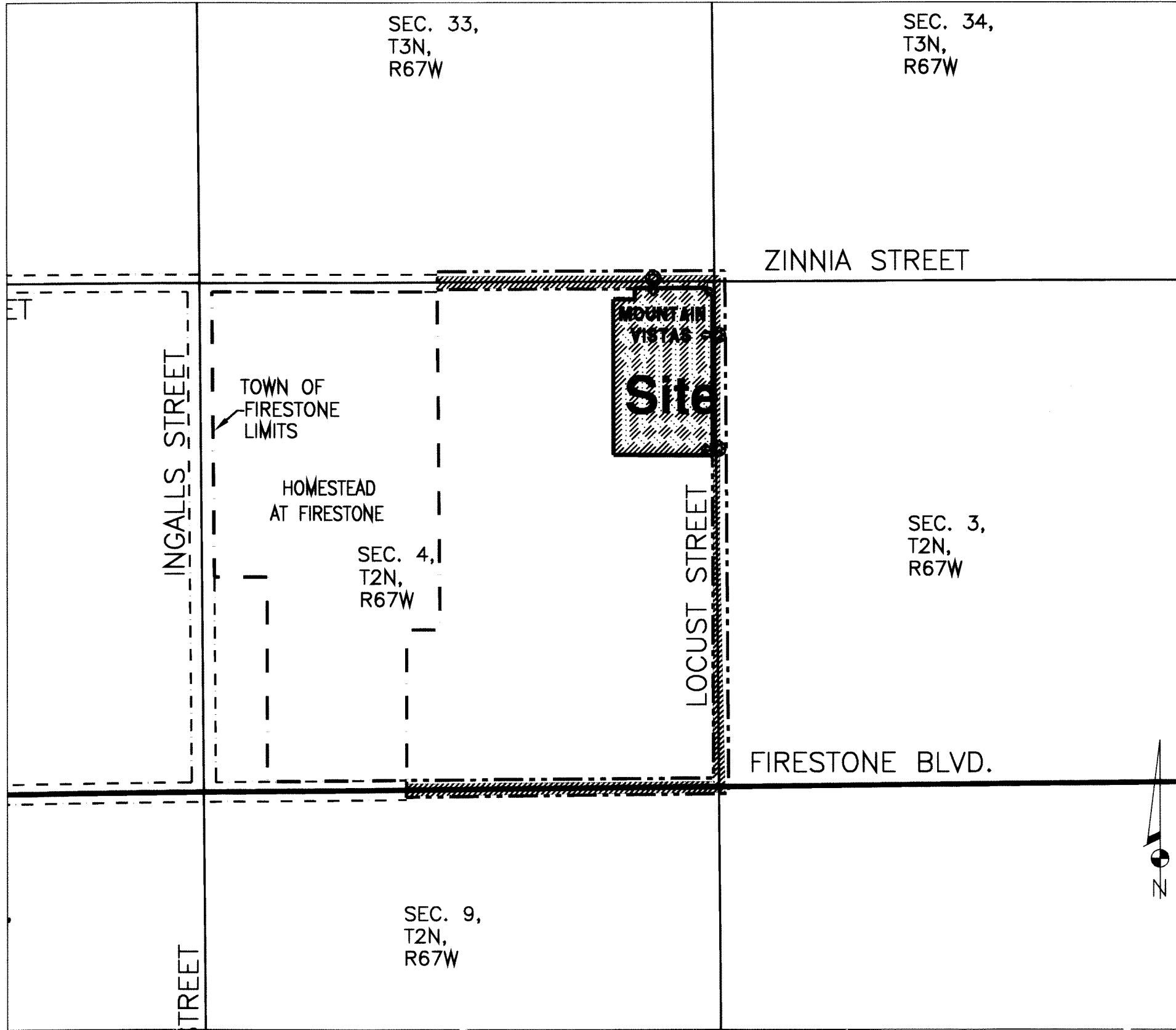
# OUTLINE DEVELOPMENT PLAN

## MOUNTAIN VISTAS

### TOWN OF FIRESTONE

#### WELD COUNTY, STATE OF COLORADO

##### SHEET 1 OF 4



VICINITY MAP

SCALE: 1"=1000'

Legal Description

A part of Sections 3, 4, 9, and 10, Township 2 North, Range 67 West, and Sections 33 and 34, Township 3 North Range 67 West, 6<sup>th</sup> Principal Meridian, County of Weld State of Colorado; and more particularly described as follows:

Beginning at the North ¼ corner of said Section 4; thence N 00°02'13" E a distance of 30.00 feet; thence S 88°57'52" E a distance of 2636.94 feet; thence S 00°00'00" E a distance of 2827.34 feet; thence S 00°00'33" W a distance of 2657.33 feet; thence N 89°09'39" W a distance of 2969.62 feet; thence N 00°50'21" E a distance of 60.00 feet; thence S 89°09'39" E a distance of 2908.75 feet; thence N 00°00'33" E a distance of 2596.46 feet; thence N 00°00'00" W a distance of 1010.92 feet; thence N 89°30'37" W a distance of 1015.57 feet; thence N 00°00'00" W a distance of 1599.03 feet; thence S 89°09'13" E a distance of 220.40 feet; thence N 00°57'12" E a distance of 167.40 feet; thence N 88°57'52" W a distance of 1784.48 feet; thence N 00°02'13" E a distance of 30.00 feet to the Point of Beginning; Said described tract contains 2,410,661 square feet or 55.341 acres more or less.

Less and except the following described tract: A part of the NE ¼ of Section 4, Township 2 North, Range 67 West, 6<sup>th</sup> Principal Meridian, County of Weld State of Colorado; and being more particularly described as follows:

Commencing at the Northeast corner of said Section 4; thence N 88°57'52" W a distance of 89.56 feet; thence S 01°02'08" W 30.00 feet to the Point of Beginning; thence N 88°57'52" W a distance of 60.10 feet; thence S 00°01'17" E a distance of 99.85 feet; thence S 88°54'03" E 60.07 feet; thence N 00°00'00" W a distance of 99.92 feet to the Point of Beginning. Said described tract contains 6,000 square feet or 0.138 acres more or less.

Annexed tract contains 2,404,661 square feet or 55.203 acres more or less.

Land Use Areas

The maximum acreage for the noted land uses categories is shown below:

MU (Mixed Use)	36.81 acres
R-A (Residential Estate)	1.80 acres

Environmental Information

A thorough Environmental Site Assessment ("ESA") was undertaken as part of the planning process for the Mountain Vistas property. A Phase I Environmental Assessment report dated November 30, 2007 was prepared by Western Environmental and Ecology, Inc.. As part of this process, environmental concerns and issues were identified to determine both the opportunities and constraints of the site. The ESA consisted of a review of historical information, federal, state and local records; interviews with persons knowledgeable of the property; and a site reconnaissance.

The ESA reported that there are four existing structures. Three of which are cattle or utility sheds, the fourth is a 1730 square foot residence built in 1910, served by central water and a septic system. There is also one natural gas well located on the site, and a natural gas gathering line traverses east to west along the northern edge of the property. Historically, use of the property and surrounding areas was agricultural. Government records indicate no fires or incidents are associated with recognized environmental conditions on the property or within the minimum search distance from the property.

The ESA identified the following within the existing residence on the property:

- Potential for lead based paint.
- Potential for asbestos containing material.

With the exception of the above two items, the ESA has revealed no evidence of recognized environmental conditions in connection with the subject property. Additionally, it was determined that undermining and subsidence do not pose a threat to the property.

Approval

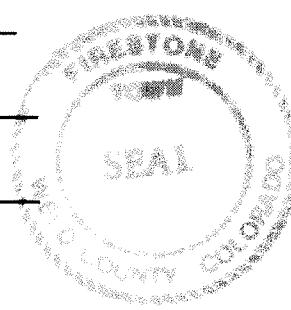
Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 22<sup>nd</sup>

day of May, 2008, by Ordinance 692

City Clerk Resolution No. 692

Mayor

Judy L. Wagoner  
ATTEST Town Clerk



Acceptance Block And Notary

By signing this ODP, the Owner acknowledges and accepts all of the requirements and intent set forth herein.

James P. Kutrubes  
Owner

STATE OF COLORADO )

) S.S.

COUNTY OF WELD )

The foregoing instrument was acknowledged before me this 23 day

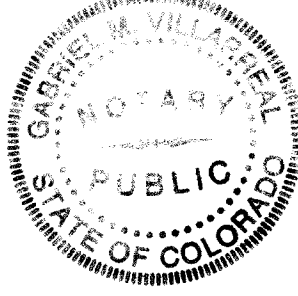
of July, 2008, by James P. Kutrubes

Witness My Hand and Official Seal.

Garrett M. Villalobos  
Notary Public

9-29-09

My commission expires



ODP SHEET INDEX

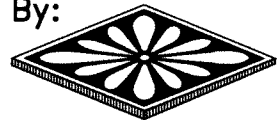
Sheet 1	Cover / ODP Notes
Sheet 2	ODP Notes
Sheet 3	ODP Map - Overall 1"=300'
Sheet 4	ODP Map - Enlargement 1"=100'

Prepared For:

Jim Kutrubes

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Prepared By:



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FIRESTONE INFORMATION BLOCK

Name of Submittal:	Mountain Vistas
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	ODP COVER
Preparation Date:	January 10, 2008
Revision Date:	March 26, 2008
Revision Date:	June 5, 2008
Revision Date:	July 11, 2008
Revision Date:	
Revision Date:	
Sheet 1 of 4	



OUTLINE DEVELOPMENT PLAN  
MOUNTAIN VISTAS  
TOWN OF FIRESTONE  
WELD COUNTY, STATE OF COLORADO  
SHEET 2 OF 4

Utilities

The Mountain Vistas water distribution system is anticipated to consist of 8-inch water mains. Connection points are expected to be made to proposed Firestone water mains when extended along Locust and Zinnia Streets in the future. The water system is anticipated to be looped within the site to provide adequate water supply and fire protection.

The Mountain Vistas sanitary sewer system is anticipated to be entirely a gravity system. It is planned to connect to the proposed sanitary sewer main to be located to the north of Zinnia Street. The site is anticipated to connect to this main with a sewer line extension near the northwest corner of the site. The future sewer main will convey flows northwest to a future trunkline. Wastewater from the system will flow in St. Vrain Sanitation District trunk lines to the District wastewater treatment facility located northwest of the site. The sanitary sewer system will be designed according to the District Standards.

The Estate lot is currently served by a Central Weld County Water connection and a septic system. This lot will be required to connect to Town of Firestone water system and St. Vrain Sanitation District sewer system, once these are constructed within the Mountain Vistas property adjacent to the Estate lot, as specified in the Annexation Agreement.

Drainage

The drainage system for the Mountain Vistas property is anticipated to consist of streets, gutters, inlets, storm sewers, culverts, natural grass swales and one or more detention ponds. The on-site runoff will flow to the proposed detention ponds which will be designed to contain the developed runoff from this site. These ponds will release flows at or below historical rates. The proposed detention pond releases will be directed into the road side ditch (or a future storm sewer main) along Zinnia Street. Final utility and drainage plan layout and design shall be as determined through the development and plat processes.

Grading Concept

Grading of the site will be performed in a way to generally conform to the existing site topography and drainage patterns. Shaping of the site to conform with the proposed lot and street layout will be required. The roads and lots within the site will be overlot graded to establish the required drainage patterns, lot/building pad grades, and road grades pursuant to the Town of Firestone criteria. Additional minor final grading around structures will typically be required during home/building construction. Grading required in the development of a lot is planned to be completed within the lot boundaries. It is also the intent of the subdivision to minimize re-contouring of the individual sites. Grade forms should be smooth and natural in appearance.

Service Requirements

Telephone: Qwest  
Cable: Comcast  
Gas: Source Gas  
Schools: Weld County RE-1  
Recreation: Carbon Valley Recreation District  
Water: Town of Firestone (currently Central Weld County Water Dist.)  
Fire: Frederick Firestone Fire Protection District (currently Platteville-Gilcrest Fire Dist.)  
Sanitation: St. Vrain Sanitation (currently not in district)  
Electricity: United Power  
Police: Town of Firestone

Circulation Systems

There are three proposed primary vehicular access points for the Mountain Vistas development. One access will be from Zinnia Street to the north of the property. The other two access points are planned to connect to Locust Street to the east of the property. These primary internal roads will meet the Town's Local street standards. These streets are proposed to interconnect along with other streets within the property. These streets are proposed to also provide the access in the future to the adjacent developments and to future select open space areas.

All public local streets within the development will meet the Town's right-of-way standards. Where practical, streets will be designed to take advantage of views to the mountains and open space areas. In addition to sidewalks along public streets, pedestrian circulation is also proposed to be provided through proposed trail connections within future open space areas.

The Estate lot currently has driveway access directly to Locust Street. This lot will be required to vacate that driveway access and connect to another internal local street, once such streets are constructed within the Mountain Vistas property adjacent to the Estate lot.

Final access locations and street circulation shall be as determined through the development plan and plat processes.

Land Use and Zoning

The Mountain Vistas development was zoned Agriculture (A) in Weld County, and was being used for agricultural farming production of crops. The zoning for Mountain Vistas is PUD. The Mountain Vistas ODP identifies MU as described above and R-A land use categories. The maximum overall residential density established by this PUD is 3.0 dwelling units per gross acre, which would yield a maximum of 120 residential dwelling units. The maximum overall non-residential gross density established by this PUD is .048:1 FAR, which would yield a maximum of 85,000 square feet of gross building area. The maximum FAR for any individual use is .3:1. The land uses, densities, and development standards for the MU and R-A land use categories shall be as specified in this ODP and in the Firestone Development Regulations, as may be amended from time to time.

A. Mixed Use Residential Zone Category

Mixed use areas are primarily intended to have a mix of residential and non-residential land uses within close proximity to each other and where complementary business uses may be permitted. Any such mixed use development must occur in an aggregate fashion, oriented toward the intersection of Zinnia Street and Locust Street. Mixed use development shall not be allowed to occur in a "hop-scotch" manner within the property, as stated in the Project Concept section.

Land Use & Zoning (Continued)

Mixed used development is intended to allow a variety of residential housing types and densities to assure activity in the district, support a mix of uses, and enhance the housing choices of Town residents; and integrate new mixed use development with its surroundings by encouraging connections for pedestrians and vehicles and by assuring sensitive, compatible use, scale, and operational transitions to neighboring uses. Particularly along the western and southern edges of the property such uses shall be appropriately transitioned to single family residential with a maximum building height of 35 feet, or as specified in the Firestone Development Regulations, as may from time to time be amended.

This district is intended to accommodate development of a neighborhood scaled mixed use center. It is intended to be compact, low impact, with limited uses, pedestrian and bicycle-oriented, with adequate automobile access and parking. Such a mixed use area is intended to be generally well-integrated into the fabric of the surrounding residential area. It is intended to serve as an amenity for residents of the immediate neighborhood and support a variety of uses. Uses should generally include a limited range of convenience goods and services in keeping with the character and scale of the surrounding neighborhood. Uses generally include a limited mix of neighborhood-serving retail, office, service, civic, and various residential use types. Primary uses may include grocery store, with supporting establishments including, but not limited to, variety, drug and hardware stores, and establishments such as medical offices, beauty shops and restaurants. Secondary uses include other supporting, neighborhood-oriented uses such as small offices, day care, parks and civic facilities. Auto-related uses or other uses that produce noxious fumes or excessive light and noise are prohibited within this zone category. Appropriate residential types may include second floor units located above retail uses, townhouses, duplexes, patio homes, and single family detached homes. The integration of residential uses is intended to help to assure extended hours of activity within the district and support a mix of uses.

B. Uses Allowed In The Mixed Use Areas

The land uses allowed in this MU zone category may include a combination of Residential A, B and C, and Neighborhood Center uses, as defined in the Firestone Development Regulations.

Density

The maximum potential residential density for the MU areas in Mountain Vistas is 3.0 dwelling units per gross acre, and the maximum non-residential density is .048:1 FAR gross. These density ratios are calculated by dividing a potential maximum of 120 dwelling units and 85,000 square feet in the MU areas by 55.2 acres which is the sum of the acreage in the MU and R-A areas. Residential lot sizes and non-residential setbacks, etc., within the MU areas shall be as determined through the development plan and plat processes.

Land Use Table

Land Use Category		Acres	Percent Of Total	Maximum Net Residential Density DU/AC	Maximum Gross Residential Density DU/AC	Maximum Potential Number of Residential DUs	Maximum Potential Mixed Use Non-Residential Sq. Ft./FAR
R-A	Estate	1.80	3.26%	0.55		1	
MU	MU Residential	36.81*	66.69%	3.23		119	85,000 SF
	Total	38.61	69.95%		3.11	120	.053:1 FAR
	Zinnia St. & Locust St.						
ROW	ROW	16.59	30.05%				
	Total	55.2	100%		2.17	120	.035:1 FAR

\*(May include PLD open space/trail/detention areas = 10.0% ODP)

Building Height

The maximum building height for the MU non-residential uses shall be as specified in the Firestone Development Regulations, as may from time to time be amended. The maximum building height for the MU single family residential uses, and R-A use categories shall be 35-feet or as specified in the Firestone Development Regulations, as may from time to time be amended. The definition of Building height is as defined in the Firestone Development Regulations.

Development Schedule

It is anticipated that development of the site will occur following extension of major utility infrastructure into this area. This is presently estimated to be sometime between 2008, to 2010. The timing of development will be subject to approval of Final Development Plan / Final Plat and Final Utility Plans. Development will occur in a logical and cost effective manner, based on infrastructure extension and market conditions. Specific development phasing will be determined during the Preliminary Development Plan and Final Development Plan processes.

Open Space/Park Development

The Mountain Vistas ODP identifies approximately 5.5 acres PLD, open space and trail corridors to be provided within the MU land use areas. The ODP identifies some potential locations of these areas, which will need to be specifically determined through the development plan and plat processes.

Given that there may be a potential of 120 residential dwelling units, and given an estimated average of 2.7 to 3.0 residents per dwelling unit, there would potentially ultimately be nearly 350 residents in Mountain Vistas. This number of residents will require only a portion of a neighborhood park in this area. However, the Comprehensive Plan identifies two major regional trail connections that converge within this property.

Therefore the intent of the ODP is for these future trail corridors along with their associated open space areas, and detention pond to be included in the required PLD area for this PUD. These areas expected to be integrated into the development and provide convenient access for all residents to the trail and open space corridors.

Pursuant to the Annexation Agreement for the property and the Code, a minimum of 10% of public land dedication is required to be provided in a location and configuration approved by the Town and as specified in the Code. The proposed regional trail corridors and the associated surrounding open space areas could be an ideal location for these PLD lands.

Private Maintenance and Enforcement

Dedicated portions of the open space area will be maintained as will be specified in the Subdivision Improvement Agreement entered into at the time of Final Plat and FDP. Smaller open space/buffer areas not owned by the Town will be owned and operated by one or more Homeowner's Associations ("HOAs"). The HOAs will be governed by sets of bylaws and will enforce covenants, conditions and restrictions ("CC&Rs).

FIRESTONE INFORMATION BLOCK

Name of Submittal: Mountain Vistas

Type of Submittal: Outline Development Plan

Filing Number:

Phase Number:

Sheet Title: ODP NOTES

Preparation Date: January 10, 2008

Revision Date: March 26, 2008

Revision Date: June 5, 2008

Revision Date: July 11, 2008

Revision Date:

Revision Date:

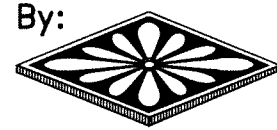
Sheet 2 of 4

Prepared For:

Jim Kutrubes

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Prepared By:

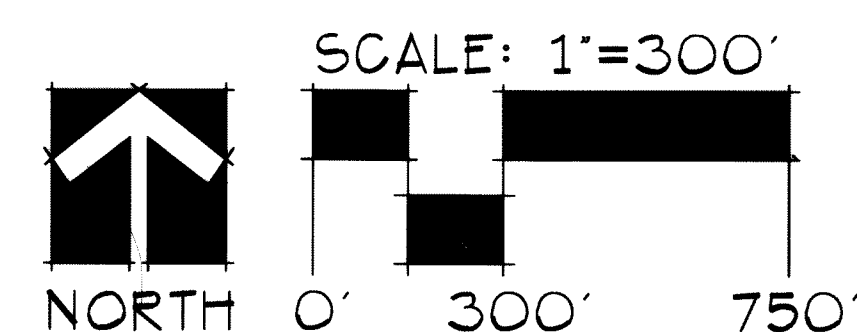


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**OUTLINE DEVELOPMENT PLAN**  
**MOUNTAIN VISTAS**  
TOWN OF FIRESTONE  
WELD COUNTY, STATE OF COLORADO  
SHEET 3 OF 4



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KSA Job Number: 323.0



# OUTLINE DEVELOPMENT PLAN

## MOUNTAIN VISTAS

TOWN OF FIRESTONE

WELD COUNTY, STATE OF COLORADO

SHEET 4 OF 4

Proposed ROW 0.34 Ac.

Proposed Access Zinnia Street (W.C.R. 26)

Existing ROW 15.11 Ac.

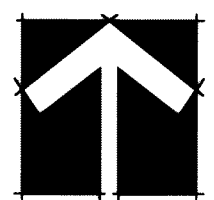
Proposed Access

Proposed ROW 1.14 Ac.

Proposed Access

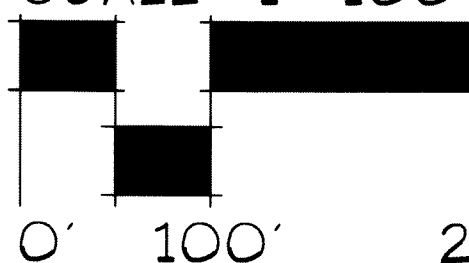
MU Mixed Use 36.81 Ac.

R-A Single Family Estate 1.80 Ac.



NORTH

SCALE: 1"=100'



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Final access locations and street circulation shall be as determined through the development plan and plat processes.

### FIRESTONE INFORMATION BLOCK

Name of Submittal:	Mountain Vistas
Type of Submittal:	Outline Development Plan
Filing Number:	
Phase Number:	
Sheet Title:	ODP MAP - ENLARGEMENT
Preparation Date:	January 10, 2008
Revision Date:	March 23, 2008
Revision Date:	June 5, 2008
Revision Date:	July 11, 2008
Revision Date:	
Revision Date:	

Sheet 4 of 4